



The Cost After Turnover: Maintenance Budget

The cost of a house does not end at turnover. A simple maintenance budget keeps small problems from becoming large ones.

We give no percentages or amounts. They vary with the house, the climate and the materials, and your architect can help you plan.

01 Why maintenance matters

Roofs, gutters, paint, plumbing and electrical systems all need care. Small repairs done early cost less than large repairs done late.

Heat, rain and humidity are hard on buildings in the Philippines. Climate speeds up wear on a building. Example: a small roof leak left alone for a rainy season can damage the ceiling below. Why this works: knowing this encourages early repair.

02 Make a simple list

List the parts of the house that need regular attention: roof and gutters, paint, waterproofing, pipes, pumps, filters and aircon. Note how often each one should be checked.

Ask your architect for a maintenance guide at turnover. A list makes upkeep routine. Example: put 'clean gutters before June' on the calendar each year. Why this works: tasks happen before problems do.

03 Set money aside

Decide how much to put aside each month or year for upkeep, and keep it in a separate account. Ask your architect or contractor for a rough yearly guide for your type of house.

Review it every year. A fund prevents panic when repairs come. Example: set aside a fixed amount each month in a separate account. Why this works: you pay for upkeep from savings, not from stress.

04 Check after storms and rains

Small and early: A small repair now often saves a large one later.

After heavy rain or a typhoon, walk around the house and look for leaks, cracks, loose roofing and clogged drains. Early repairs protect the structure.

Keep the contractor's contact for warranty issues. For roof or structural repairs, hire a licensed professional. After storms the signs are fresh. Example: after a typhoon, walk around the roof edge

and the drains for loose sheets. Why this works: you catch damage before the next rain makes it worse.

05 Keep records

Keep receipts, warranties and the drawings together. They help with repairs, claims and a future sale.

Note what was repaired and when. Records speed up repairs and sales. Example: keep the warranty paper and the receipt for the waterproofing in one folder. Why this works: you can prove what was done when a question arises.

06 Plan the big items

Some items, such as repainting, roof recoating or replacing a pump, come up every few years. Write them on a calendar so they do not surprise you.

Ask your contractor which items have warranties and how long they last.

Teach everyone in the house to report a drip, a crack or a strange smell early. Small signs often point to problems that are easy to fix at first.

Ask your contractor about any maintenance that is needed to keep warranties valid.

07 A simple routine

1. Check the roof and gutters each year.
2. Set aside money monthly.
3. Keep warranties and receipts.

Have a project in mind? Book a free 15-minute consultation.

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